

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: June 22, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Steve Petersen, Commissioner
Mimi Troy, Commissioner

Staff Member: Brooke Zurek, Planner.

Call to Order

Mr. Julian called the scheduled meeting to order at 7:07 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Mimi Troy, present; Marty O'Donnell, present; Stephen Petersen, present; Karen Plummer, absent.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

New Business

ARC 06-21 Nirvana Yoga Awnings, 410 E. Main Street (Non-Historic) Public Meeting

Petitioner: Lee Ford, Hunzinger Williams

The applicant is seeking a Certificate of Approval for four awnings, one of which will have signage.

Mr. Ford gave an overview of the proposal. He clarified that the awnings are not for Nirvana Yoga alone. That is just one of the tenants at 410 E. Main. Nirvana Yoga is the sole tenant that is requesting signage for the awnings. The awnings will be sloped and made of black woven material.

Ms. Plummer entered the meeting at 7:09 p.m.

Mr. Julian asked staff for comments.

Ms. Zurek stated that staff recommends approval of the awnings with the following condition:

1. The height of the awnings shall be no greater than 16 feet.

Mr. Julian expressed concern that other tenants may want signage on the awnings as well.

Consensus was made among the Commission that if another tenant wants their signage to be placed on an awning then ARC approval will be necessary.

Mr. Petersen made a motion to adopt staff's findings for ARC 06-21 as their own. Mr. O'Donnell seconded the motion.

Aye: Coath, O'Donnell, Troy, Petersen, Julian. Nay: None. Abstain: Plummer. Motion carried.

Mr. Petersen made a motion to recommend approval for ARC 06-21. Mr. O'Donnell seconded the motion.

Aye: Coath, O'Donnell, Troy, Petersen, Julian. Nay: None. Abstain: Plummer. Motion carried.

ARC 06-19 Cope & Alleman New SFR, 308 S. Cook Street (Historic) Preliminary Meeting
Petitioner: Christopher Cope, owner
Jeffrey Letzter, Aspect Design Architects

The applicant plans to seek a Certificate of Appropriateness for the new construction of a non-contributing single family house in the H Historic Preservation Overlay District. Today the applicant is seeking preliminary recommendations from the Commission.

Mr. Cope gave an overview of the proposal. The plan is to construct a single family house in which he and his fiancée Nanette Alleman will reside. He believes that the height and style of the proposed Craftsman house will fit in well with the neighborhood.

Mr. Letzter addressed the Commission. He discussed the proposed plan which includes a rear loading attached garage. He explains that the streetscape will not be negatively affected by the garage and that the streetscape will be enhanced by this project. He also explained that the proposed height is 25 feet and meets zoning.

Mr. Julian asked staff for comments.

Ms. Zurek said that Mr. Letzter already addressed the comments made in the staff report.

The following recommendations were made to the petitioners by the ARC during the meeting:

1. A Craftsman style house at this location may be acceptable.
2. The swooping porch shape/style is inappropriate to the Craftsman style.
3. The rear shed dormer is too large and appears awkward above the garage
4. The shape of the chimney is inappropriate. Possibly, explore options for two separate chimneys.
5. Any fence the petitioners would like to install shall be included in the petition for public hearing.
6. 4 of the 6 ARC members believe that the mass and size of the house is appropriate.
7. The change of roof pitches is awkward in the rear.
8. The side porch shall be lower, not higher than the front porch.
9. The use of cedar siding is strongly recommended.
10. The use of wood windows with aluminum cladding is acceptable. The profile of the windows shall be historically accurate, like that of the Marvin Ultimate SDL.
11. If a wooden roof material is chosen, the roof shingles shall be sawn cedar rather than split cedar shakes.
12. The use of a stone base with a sill is unusual. More typical is the use of a stone foundation, which shall be used.
13. The petitioner shall explore options for creating differentiation between the garage and the house by holding back the wall of the garage.
14. 3 of the 6 ARC members found that the attached garage was inappropriate for this proposal. 2 members found that it was appropriate. Commissioner Troy was undecided until she conducted a site visit.

Later in the evening after preliminary review of the Cope/Alleman case concluded, the Commissioners revisited the case.

A discussion was held over the massing of the structure. The consensus of the Commission was that the massing of the structure as proposed is not acceptable.

Several Commissioners expressed concern with the style of the house as it fit in with the Historic District. One Commissioner stated that if this project is allowed, then all the new houses in the District will look as massive and squatty and out of place. It was discussed that the older historic homes were tall and narrow and were not built from setback to setback.

It was suggested that a zoning change may be necessary to allow houses to be taller in the Historic District, but must somehow also restrict their mass.

Old Business

ARC 06-17 McCauley Residence, 546 S. Cook Street (Historic) Preliminary Meeting

Petitioner: Sarah Petersen, S.A. Petersen Architects

The applicant plans to seek a Certificate of Appropriateness for an addition to a contributing single family house in the H Historic Preservation Overlay District. Today the applicant is seeking preliminary recommendations from the Commission.

Mr. Petersen and Ms. Plummer recused themselves from the meeting.

Ms. Plummer exited the meeting.

Ms. Petersen addressed the Commission. She explained how the proposal maintained the Foursquare style of the house by placing the addition at only one corner of the existing house. A reason why the petitioners do not want to place the addition entirely in the rear of the house is that they would like to maintain the rear yard.

The following recommendations were made by the Commissioners:

1. Explore options for lowering the ridge of the addition.
2. Explore options for pulling back the addition towards the rear of the house.

Other Business

Ms. Zurek addressed the Commission with regards to the construction at 325 E. Main Street (Starr Couture). Ms. Zurek explained that the alterations have not been made as approved by the ARC. An extra frieze board has been placed atop the main display window. Ms. Zurek asked the Commission for direction.

The consensus of the Commission is that the frieze board is not acceptable. A transom window shall be installed in the place of the frieze.

Minutes

Meeting minutes for June 8, 2006 were reviewed. No changes were noted.

Mr. Petersen made a motion to approve the minutes from June 8, 2006. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, , O'Donnell, Troy, Petersen. Nay: None. Absent: Plummer. Motion carried.

Adjournment

Mr. Petersen moved to adjourn the meeting. Ms. Troy seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 9:24 pm

Respectfully submitted,

Brooke Zurek
Planner

John Julian III, Chairperson
Architectural Review Commission